

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPOSER: MR. MURRAY VANDERPONT P.ENG.
PROPOSAL NAME: TRI LAKE AGRI LIMITED
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING - CROP PROTECTION
WAREHOUSE - GRANULAR FERTILIZER GRAIN ELEVATOR
CLIENT FILE NO.: 4305:00

OVERVIEW:

On February 23, 1998, Manitoba Environment received a Proposal dated February 20, 1998, to install and operate a concrete grain elevator, retail seed centre, crop protection products warehouse, bulk granular fertilizer blending/storage and distribution facilities to be located the S1/2 1-3-17 WPM in the Rural Municipality of Turtle Mountain. The proponent plans to construct a slip form concrete grain elevator facilities capable of handling 18,000 tonnes. The crop protection products warehouse will be approximately 68' x 44'. Granular fertilizer storage and blending will consist of approximately 1800 tonnes of flat storage in a 70' x 72' building. The expected hours of operation are from 8:00 a.m. to 5:00 p.m. with extended hours during the peak farming seasons (spring & fall).

No public concerns were received in response to the advertisement of this proposal in the Killarney Guide published on Tuesday, March 3, 1998. The proposal was placed in the Public Registries at the Centennial Public Library, the Lakeland Regional Library (Killarney), and the Environment Library (Main) . The proposal was distributed to TAC on February 24, 1998, with the closing date for TAC and Public comments on March 30, 1998.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Canadian Environmental Assessment Agency state that based on their staff survey, application of the *Canadian Environmental Assessment Act* with respect to this proposal is not required.

Culture, Heritage and Recreation - Historic Resources has no concern with regard to its potential impact on heritage resources.

Natural Resources - Policy Coordination Branch have reviewed this proposal and state they have no concerns regarding this proposal.

Health concerns include licence clauses to address site containment, maintenance of current inventories, availability of emergency response plans, sound, odour and particulate matter, proper use of sewage system and municipal ditch systems, and ensuring adequate protection against surface and ground waters. In addition concerns include petroleum storage requirements.

Disposition

The concerns are addressed in the draft licence.

Community Economic Development state the property is designated AGRICULTURAL according to the Killarney Area Planning District Development Plan and "AG80" AGRICULTURE GENERAL ZONE according to the R.M. of Turtle Mountain Zoning By-law. Grain Elevators and associated developments are allowed as conditional uses in the "AG-80" Zone. A conditional use permit is under consideration. They state the property is part of a ground water pollution hazard area. Access to the site is from a municipal road which connects with P.T.H. No.18. Council may consider a development agreement at the time of construction to cover any required road improvements. They state the area is environmentally sensitive and demands some caution in planning and implementation of the new development.

Disposition

The concerns are addressed in the draft licence.

Environmental Management Water Quality Management has reviewed the proposal and has no concerns regarding surface water quality.

Environmental Operation state that air and noise emissions should be limited at the property line such that neighboring residences are not impacted. They also are concerned that any spills during the construction and operation phase are reported as per Manitoba Regulation 439/87.

Disposition

The concerns are addressed in the draft licence.

PUBLIC HEARING:

- No public hearing will be conducted.

RECOMMENDATION:

TAC concerns are addressed in the draft licence.

The responsibility for enforcement of the Licence should remain with Approvals Branch until the proponent complies with Clauses 1, 2, 12, 13, 16, 18, and 23.

A draft Environment Act Licence is attached for the Director's consideration.

PREPARED BY:

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April 3, 1998

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